



Walnut Tree Cottage, Crawley End
SG8 8QJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Walnut Tree Cottage

Crawley End | Chrishall | SG8 8QJ

Guide Price £500,000

- A well proportioned three bedroom, two bathroom detached property
- Generous sitting/dining room
- Ground floor bathroom and W.C
- Bedroom one has an ensuite and dressing room
- Garage and off-road parking
- Established rear garden
- Offered with no upward chain
- Highly desirable village

The Property

A well proportioned three-bedroom, two-bathroom detached home with gardens, off road parking and a single garage. Situated in a pleasant location set back from the road in the desirable village of Chrishall and offered with no upward chain.

The Setting

The popular and picturesque village of Chrishall has its own church, inn and primary school with adjoining preschool. Set within open countryside the village is between the market towns of Saffron Walden and Royston. There are road and rail links with the main line railway stations at Royston and Audley End (Saffron Walden) providing a regular commuter service to London's King's Cross and Liverpool Street respectively. Access to the M11 is 7 miles and provides access to London, the M25 and the North.

The Accommodation

In detail the property comprises an entrance hall with stairs rising to the first floor, separate W.C and doors to the adjoining rooms. To the right is a spacious, dual aspect living room with patio doors to the rear garden, a feature fireplace and serving hatch through to the kitchen. There is room for a dining table within the living room although this could also be placed in the kitchen if preferred. There is a downstairs bathroom with shower over the bath and wash hand basin. A good size kitchen is fitted with a matching range of base units, access to the side of the property via a glazed door and an electric Aga. There is space and plumbing for appliances.

The first-floor landing has a built-in storage cupboard, window to rear aspect and doors to the adjoining rooms. Bedroom one is a generous dual aspect double with a door to an inner hallway. An en-suite shower room comprises corner shower cubicle, WC and wash hand basin. There is also an additional room, currently utilised as a dressing area with built in storage and a window to front aspect, it could be an additional bedroom if required. Bedroom two is a double room with built in storage and window to front aspect. A third, good size room has a window to rear aspect.





Outside

The property is set back from the road with a front garden, laid mainly to lawn with mature shrub borders and gravel driveway providing off road parking. To the rear is a good size garden predominantly laid to lawn with a variety of flower and shrub borders. There is also a useful, sheltered patio area at the rear and a single garage with front and rear access.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with rendered finish and tiled roof

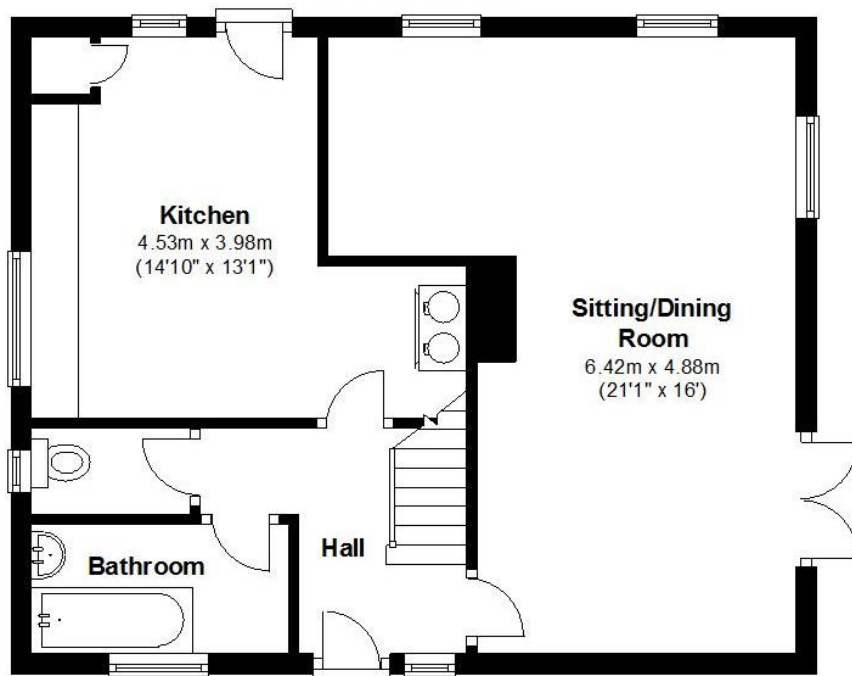
Local Authority – Uttlesford District Council

Council Tax – E

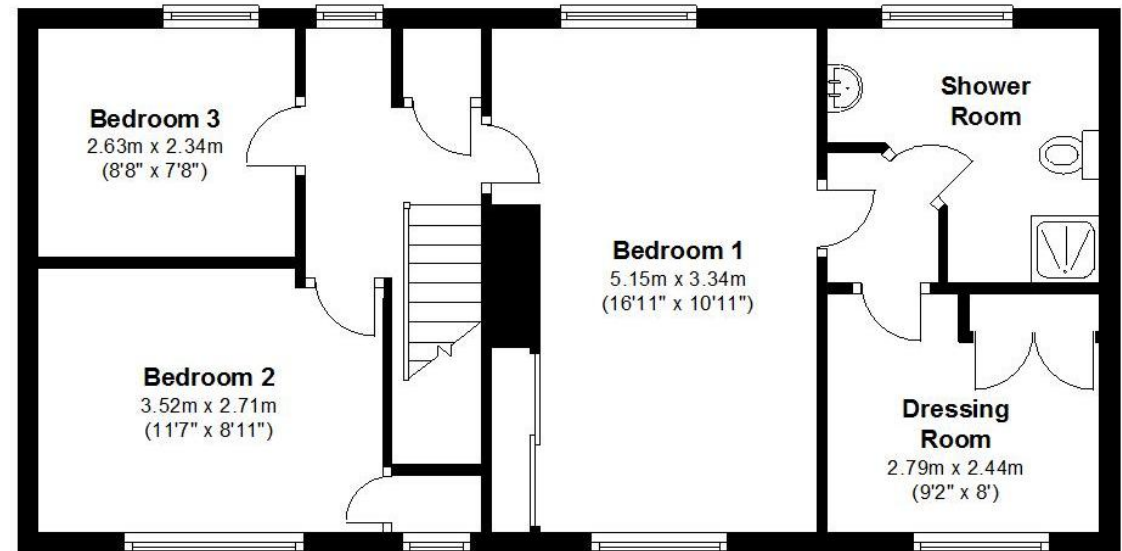




Ground Floor



First Floor



Approx. gross internal floor area 107 sqm (1150 sqft)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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